

132.A

0003

0056.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
690,100 / 690,100
690,100 / 690,100
690,100 / 690,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: GEYER CHRISTOPHER M & JUDY A

Owner 2:

Owner 3:

Street 1: 56 CHURCHILL AVE UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HARRIS FREDERIC C & PATRICE E -

Owner 2: -

Street 1: 56 CHURCHILL AVE UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1933, having primarily Wood Shingle Exterior and 2829 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

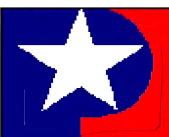
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7909									G9							

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								290675
								GIS Ref
								GIS Ref
								Insp Date
								11/18/18


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	84955
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	20:58:24
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	690,100	0	.	.	690,100		Year end	12/23/2021
2021	102	FV	669,400	0	.	.	669,400		Year End Roll	12/10/2020
2020	102	FV	659,100	0	.	.	659,100	659,100	Year End Roll	12/18/2019
2019	102	FV	577,000	0	.	.	577,000	577,000	Year End Roll	1/3/2019
2018	102	FV	509,100	0	.	.	509,100	509,100	Year End Roll	12/20/2017
2017	102	FV	463,200	0	.	.	463,200	463,200	Year End Roll	1/3/2017
2016	102	FV	463,200	0	.	.	463,200	463,200	Year End	1/4/2016
2015	102	FV	427,300	0	.	.	427,300	427,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS FREDERIC	59475-263		7/9/2012		536,000	No	No		
HARRIS FREDERIC	48989-550		2/14/2007	Family		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2008	490	Re-Roof	8,750			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
2/14/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____

